

DIVISION 11. - A-4A(D) SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 130-531. - Purpose.

The A-4A(D) district is intended to provide single-family residential dwellings in a setting of moderate urban density. Central utility systems, convenience to commercial and employment centers and efficient access to major transportation routes are characteristics of this district. To protect the intention of the district, permitted activities are limited to single-family dwellings and certain and utility uses. All strictly commercial uses are prohibited in the A-4A(D) district. Planned unit development overlays may be used in the A-4A(D) Suburban District.

(Code 1998, app. C, § 5.1001; Ord. No. 07-1548, § 5.1001, 5-3-2007)

Sec. 130-532. - Permitted use.

Only the following permitted uses shall be allowed in the A-4A(D) Single-Family Residential District and no structure or land shall be devoted to any other use other than a use permitted hereunder with the exception of uses lawfully established prior to the effective date of the ordinance from which this chapter is derived or accessory uses in compliance with the provisions of this division:

- (1) *Residential uses.*
 - a. One single-family dwelling.
- (2) *Accessory uses.*
 - a. Private garages and accessory structures.
 - b. Garage apartment or guest house under 1,000 square feet of habitable floor space when the subject lot, parcel or tract is no less than one acre in area.
- (3) *Miscellaneous uses.*
 - a. Community central water treatment, well, and storage facilities.
 - b. Household agriculture.
- (4) *Similar and compatible uses.* Other uses which are similar and compatible with the allowed uses of the A-4A(D) Single-Family Residential District as determined by the director of planning and development acting in the capacity of zoning administrator.

(Code 1998, app. C, § 5.1002; Ord. No. 07-1548, § 5.1002, 5-3-2007)

Sec. 130-533. - Administrative permits.

The purpose of an administrative permit is to provide for a staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the department of planning and development and are in conformance with the minimum standards for that use as outlined in section 130-2213:

- (1) Home office provided the area for the use does not exceed 600 square feet and the proposal is in accordance with section 130-2213.
- (2) Roadside stands under 200 square feet adjacent to an existing agricultural use.
- (3) On-site real estate sales offices under 600 square feet.
- (4) Subdivision entrance signs may be reviewed for appropriate location, size and construction methods.

- (5) Fairs, festivals and assemblies associated with churches, schools public lands or non-profit organizations.
 - a. Fairs, festivals and assemblies are limited to a maximum three days period annually.
 - b. Total building area is limited to 5,000 square feet.
 - c. No more than 200 vehicle trips per day are permitted.
- (6) Signs (article VI, division 3, of this chapter applies).
- (7) Private cultural and recreational uses associated with subdivisions:
 - a. Parks.
 - b. Botanical gardens.
 - c. Playgrounds.
 - d. Nature preserves and sanctuaries.
 - e. Stables.
 - f. Tennis courts.
 - g. Swimming pools.
 - h. Golf courses and related uses.
- (8) Agricultural and decorative ponds utilized exclusively by the resident and in which neither the excavated material is removed from the site nor commercial excavation occurs.
- (9) Agricultural uses when subject property is located entirely within a rural overlay district or located north of the urban growth boundary:
 - a. Agricultural buildings and structures.
 - b. Cultivation of garden crops.
 - c. Farms.
 - d. Wholesale greenhouses and nurseries.
 - e. Roadside farm stands over 200 square feet adjacent to an existing agricultural use.
- (10) Community homes for handicapped persons as defined in R.S. 28:477.
- (11) Public utility surface structures:
 - a. Electrical substations.
 - b. Telephone relay facilities.
 - c. Utility substations.
 - d. Wastewater treatment facilities.
 - e. Utility distribution systems.
 - f. Stormwater pumping stations.
 - g. Potable water pumping stations.
- (12) Temporary plants and related construction facilities for a single development.
- (13) On-location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the chief building official, or assigns.

- (14) Other administrative uses which are similar and compatible with the uses permitted in this district as determined by the director of planning and development acting in the capacity of zoning administrator.

(Code 1998, app. C, § 5.1003; Ord. No. 07-1548, § 5.1003, 5-3-2007; Ord. No. 13-2910, exh. A(5.1003), 3-7-2013; Ord. No. 15-3393, exh. A(5.1003), 9-3-2015)

Sec. 130-534. - Site and structure provisions.

(a) *Maximum density/minimum lot area.*

- (1) *Residential uses.* The maximum net density permitted on shall be six units per acre.
- (2) *Nonresidential uses.* The lot area of each zoning lot shall not be less than 40,000 square feet, except that public utility facilities may be located on lots of lesser area with administrative approval.
- (3) *Open space.* A minimum of 25 percent of the gross area of each tract of land in a single-family cluster development (zero lot line) must be reserved and dedicated for public or common use. Improved drainage facilities, lakes, streets and other impermeable surfaced areas and any other unusable land may not be included in determining the required open space for the development.

(b) *Minimum area regulations.*

- (1) *Minimum lot width.* The width of each zoning lot shall not be less than 60 feet. There shall be no minimum lot width in the A-4A(D) district if the standards of the planned unit development overlay are met.
- (2) *Front yard.* Front building lines shall conform to the average building lines established in a developed block; in all cases, this front building line shall be set back a minimum of 30 feet from the front property line.
- (3) *Side yard.* There shall be two side yards, one on each side of the building, having a minimum width 7½ feet each, plus one additional foot for each one foot in building height over 20 feet above base flood elevation. Side yard setbacks of five feet may be authorized when the department of engineering has determined that drainage impacts have been adequately addressed, based on review and approval of a drainage plan for developments or the proposed installation of subsurface drainage, in lieu of drainage swales, on an individual lot that would otherwise be required to have 7½-foot setbacks. For single-family cluster developments (zero lot line) there shall be at least one side yard, having a minimum width of 25 feet, plus one additional foot for each foot in building height over 20 feet above base flood elevation. However, for structures located on corner lots, there shall be a side yard setback from the side street of not less than 20 feet.
- (4) *Rear yard.*
 - a. *Standard requirement.* There shall be a rear yard having a depth of not less than 25 feet, plus one additional foot for every one foot in building height over 20 feet above base flood elevation.
 - b. *Special requirement.*
 1. Lakeview Drive, Slidell. Except as provided in subsection (b)(4)b.2 of this section, all properties fronting the south side of Lakeview Drive shall adhere to the standard rear yard requirements and, in addition, shall not extend the distance of the primary structure on the property more than 135 feet lakeward of the front property line adjacent to the Lakeview Drive right-of-way.
 2. All properties with road frontage along Lakeview Drive where any portion of said frontage is within 700 feet of the eastern right-of-way of U.S. Highway 11 may have a primary structure located beyond the setback provided for in subsection (b)(4)b.1 of

this section, except that no primary structure shall be located more than 350 feet from the front property line.

(c) *Maximum lot coverage.*

(1) *Residential uses.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. For single-family cluster developments, (zero lot line), the lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 70 percent of the total area of the lot.

(2) *Nonresidential uses.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 40 percent of the total area of the lot.

(d) *Height regulations.* No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher.

(e) *Off-street parking and loading requirements.* Off-street parking and loading shall be provided as put forth in article VI, division 8, of this chapter.

(Code 1998, app. C, § 5.1004; Ord. No. 07-1548, § 5.1004, 5-3-2007; Ord. No. 12-2714, 5-3-2012; Ord. No. 13-2897, 2-7-2013)

Sec. 130-535. - District standards.

All uses of land and structures in the A-4A(D) Single-Family Residential District area subject to the general standards and regulations of this chapter. In addition, all uses located in the A-4A(D) district shall be subject to the following standards:

(1) *Environmental quality.*

a. Flood zones. Construction of any structures or alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall require approval from the parish engineer prior to issuance of a building permit.

b. Tree preservation, landscaping and screening shall be subject to the provisions of article VI, division 2, of this chapter.

(2) *Signs, lighting and landscaping.*

a. Landscaping shall be subject to the provisions of article VI, division 2, of this chapter.

b. Signs shall be subject to the provisions of article VI, division 3, of this chapter.

c. Lighting shall be subject to the provisions of article VI, division 4, of this chapter.

(3) *Utilities.*

a. *Water and sewer; residential and nonresidential uses.* Central water and sewerage facilities shall be provided where applicable as per chapter 125, pertaining to subdivisions.

(Code 1998, app. C, § 5.1005; Ord. No. 07-1548, § 5.1005, 5-3-2007)

Sec. 130-536. - Fee schedules.

Fees for site plan review shall be as required by chapter 2, article XVII.

(Code 1998, app. C, § 5.1006; Ord. No. 07-1548, § 5.1006, 5-3-2007)

Secs. 130-537—130-565. - Reserved.

DIVISION 17. - NC-2 INDOOR RETAIL AND SERVICE DISTRICT

Sec. 130-707. - Purpose.

The purpose of the NC-2 Indoor Retail and Service District is to provide for the location of small retail and services in close proximity to residential development in order to provide goods and services to the residents of the neighborhood with minimal impact.

(Code 1998, app. C, § 5.1501; Ord. No. 07-1548, § 5.1501, 5-3-2007)

Sec. 130-708. - Permitted uses.

- (a) Use by right subject to any minimum standards as listed in section 130-2213.
- (b) All uses permitted in the NC-1 district and:
 - (1) Antique shops.
 - (2) Art and school supply stores.
 - (3) Art galleries.
 - (4) Bakeries.
 - (5) Barbershops and beauty shops.
 - (6) Book or stationary stores.
 - (7) Utility collection offices.
 - (8) Custom dressmaking and sewing shops.
 - (9) Florists.
 - (10) Delicatessens.
 - (11) Drug stores.
 - (12) Dry cleaning pick-up/drop-off (no dry cleaning equipment).
 - (13) Garden supply centers and greenhouses.
 - (14) Gift shops.
 - (15) Hardware stores.
 - (16) Hobby shops.
 - (17) Ice cream shops.
 - (18) Interior decorating shops.
 - (19) Jewelry stores.
 - (20) Photography shops and studios.
 - (21) Restaurants without lounge.
 - (22) Shoe stores and repair shops.
 - (23) Sporting goods stores.
 - (24) Toy stores.
 - (25) Wearing apparel shops.

(Code 1998, app. C, § 5.1502; Ord. No. 07-1548, § 5.1502, 5-3-2007)

Sec. 130-709. - Administrative permits.

The purpose of an administrative permit is to provide for a staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the department of planning and development and are in conformance with the minimum standards for that use as outlined in section 130-2213:

- (1) On-location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the chief building official, or assigns.
- (2) On-location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the chief building official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.
- (3) Mobile food trucks when meeting the minimum standards for specific uses outlined in section 130-2213.

(Code 1998, app. C, § 5.1503; Ord. No. 07-1548, § 5.1503, 5-3-2007; Ord. No. 15-3393, exh. A(5.1503), 9-3-2015; Ord. No. 17-3659, exh. A(5.1503), 1-5-2017)

Sec. 130-710. - Site and structure provisions.

- (a) *Maximum building size.* The maximum building size in the NC-2 district shall be 5,000 square feet.
- (b) *Minimum lot area.* No new lot shall be created that is less than 20,000 square feet in area.
- (c) *Minimum area regulations.*
 - (1) *Minimum lot width.* For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than 60 feet. For each zoning lot without either central water or sewerage facilities, the minimum lot width shall be 80 feet.
 - (2) *Street planting areas.* All areas along the street or road which a property abuts shall comply with the standards of section 130-1976.
 - (3) *Side and rear planting areas.* All areas located along the side and rear interior property lines shall comply with section 130-1977.
 - (4) *Transitional yard.* Where an NC district adjoins a residential district, transitional yards shall be provided in accordance with subsections (c)(1) and (2) of this section or the following regulations whichever is more restrictive:
 - a. Where lots in an NC district front on a street and at least 80 percent of the frontage directly across the street between two consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
 - b. In an NC district, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.
 - c. In an NC district, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.
 - d. In an NC district, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum

setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.

- e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.
- (d) *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.
- (e) *Height regulations.* No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher.
- (f) *Design criteria.*
 - (1) *Landscaping.* All landscaping shall be in compliance with the provisions of article VI, division 2, of this chapter.
 - (2) *Signage.* All signage shall be in compliance with article VI, division 3, of this chapter.
 - (3) *Lighting.* All site lighting shall be in compliance with article VI, division 4, of this chapter.
 - (4) *Parking/loading.* All parking and loading will be in compliance with article VI, division 8, of this chapter.

(Code 1998, app. C, § 5.1504; Ord. No. 07-1548, § 5.1504, 5-3-2007)

Secs. 130-711—130-733. - Reserved.